

Brian Pedrotti  
County Planning Dept  
976 Osos St, Rm 300  
San Luis Obispo, CA 93408-2040

August 5, 2013

RE: The Laetitia Housing Project in Nipomo

Dear Sir,

Rancho Nipomo is a 44 lot development very near the proposed Laetitia Housing Project. Rancho Nipomo is located on Dana Foothill Road. Rancho Nipomo has a water system to provide domestic water for household consumption, residential landscape, and fire protection.

The Rancho Nipomo Homeowners Association (RNHOA) is very concerned about the proposed Laetitia Housing Project for numerous reasons, as follows:

**1. Traffic Impact**

There is only one way in and out of Rancho Nipomo --- through Dana Foothill Rd. to Sheehy Road. These are narrow country roads with no shoulders. It is very curvy at some parts. It is frequently potholed and in need of repair.

Many of the residents of Rancho Nipomo are alarmed at the probable **traffic increase** if the Laetitia Housing Project is allowed to proceed. The EIR mentions 1000 additional car trips per day. If there is an increase of 1000 car trips per day, the negative impact on Dana Foothill and Sheehy would be tremendous. Some of us have speculated that the increase would be over 100% of the current use.

These roads are used for recreational walking, jogging and bike riding for residents, families, and guests. There is a bus stop on Sheehy for the Lucia Mar School District and for St. Patrick's School --- both which service younger children. There is no bus turnout, or even a shoulder. Does the DEIR address any impacts on pedestrian use or children at the bus stop?

**2. Water Impact**

The Laetitia Housing Project is not a small development by the standards of the area. The amount of water projected to be consumed is significant at over 46 AF/Y, according to the DEIR. This is a decrease from the original

EIR (2008) of 143 AF/Y. Which number is closer to the truth? The Laetitia Housing Project projects a usage of .44 AF/Y for each lot. According to the Water Resources Advisory Committee report of June 12, 2012, other similar housing projects (The Woodlands and Varian Ranch) projected a use of 1.5 AF/Y per residence.

There seems to be considerable dispute from another hydrologist (Fugro West) about the amount of water used in a project of this size --- "A worst case total project water demand estimate on the order of 168.8 AF/Y to 175.3 AF/Y is considered reasonable" according to Paul Sorenson in his letter to the County dated April 23, 2009. So how can Laetitia Project lots have such a small usage?

In looking at the water reports from the consultants hired by Laetitia and from the independent consultant, we note that there are many discrepancies in data gathered and the interpretation of the data. Whose analysis can we rely on? The Rancho Nipomo Homeowners Association has, in the past, had to deal with shortcomings from the developer of Rancho Nipomo. It is clear to us that the interests of the developer and the interests of the eventual residents are not the same, and we therefore have to be doubtful of any claims made by the developer and his hired consultants.

Residents of Rancho Nipomo are concerned about the number of wells in the immediate area that have run dry or have had to be drilled deeper. Since the well for the RNHOA is also in the immediate area of the proposed Laetitia Housing Project, we have a legitimate obligation to question further massive depletions of the water supply that we all share. We already see evidence of water from the area being used in an unsustainable way: the Los Berros Creek no longer flows on the surface along the frontage of Laetitia property; the reports of wells in the area drying up; the reports of falling water levels in other wells. These reports are not just anecdotal, but rather true facts that have caused much uncertainty and expense for many established residents.

There is a relationship between the development of the Laetitia Vineyard and the depletion of the water availability in the Los Berros Creek area. There seems to be no provision for controlling more agriculture and more irrigation --- already huge users of the available water --- in any of the Laetitia water studies, only the movement of well production from irrigation to domestic. Can anyone control whether the vineyard will drill other wells for irrigation when the houses are built?

### 3. Lack of Trust

Finally, the Rancho Nipomo HOA has to express its distrust of the developer of the Laetitia project. There is no ability for anyone who might be damaged by this project to put responsibility and obligation on the developer --- it will be the future homeowners at Laetitia that will bear the burden of the mistakes of the developer. He will have no skin in the game, having made his huge profits when the homes are sold.

The Rancho Nipomo HOA urges the County of SLO to not allow this development to move forward!



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Marc Barnum  
President, Rancho Nipomo HOA  
1225 Ramal Ln.  
Nipomo, CA 93444